



## Station Road

Church Village Pontypridd, CF38 1AH

**£179,950**

- NO ONWARD CHAIN
- OFF ROAD PARKING TO REAR
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- CONTEMPORARY

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**\*\* NO ONWARD CHAIN \* TWO DOUBLE BEDROOMS \* OFF ROAD PARKING TO REAR \* MODERN BATHROOM \* BAY FRONTED SITTING ROOM \* SPACIOUS LOUNGE \* MODERN KITCHEN \* AMPLE GARDEN SPACE \* COMBI BOILER \*\***

Sell Right Estate Agents are pleased to bring to the market this spacious two bedroom mid terrace property in Church Village. The property is located within close proximity to the centre Church Village and the array of amenities and schools that can be found therein as well as providing easy access to the Church Village Bypass. The ground floor accommodation comprises of an entrance hallway porch, bay fronted sitting room, substantially sized lounge and a modern kitchen. The first floor benefits from a landing area which offers access to a spacious bathroom and two double bedrooms. Externally the property boasts off road parking and ample garden space to the rear. To the front you will find a low maintenance and gated front courtyard. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold  
Council Tax Band: C  
Gross Annual Council Tax Charge: £1866.76  
Water - Mains feed  
Electricity - Mains feed  
Sewerage - Connected to public sewer  
Heating - Mains fed gas via combi boiler

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Entrance Porch

UPVC double glazed window and door to front, plastered walls and ceiling, laminate flooring, door to sitting room.

### Sitting Room 9' 11" x 16' 10" (3.02m x 5.13m)

UPVC double glazed bay window to front, plastered walls and ceiling, carpet flooring, radiator, stairs to first floor landing, doors to under stairs storage and lounge.

### Lounge 12' 3" x 16' 10" (3.74m x 5.13m)

UPVC double glazed sliding doors to rear, plastered walls and ceiling, carpet flooring, radiator, door to kitchen.

### Kitchen 12' 5" x 6' 10" (3.79m x 2.09m)

UPVC double glazed window and door to rear garden, plastered walls and ceiling, laminate flooring, wall and base units with laminate work tops and tiled splash backs, sink unit with mixer tap, integrated oven and hob with over head extractor hood.

### First Floor Landing

Plastered walls and ceiling, carpet flooring, loft access, doors to bathroom and two bedrooms.

### Bathroom 9' 5" x 6' 8" (2.86m x 2.03m)

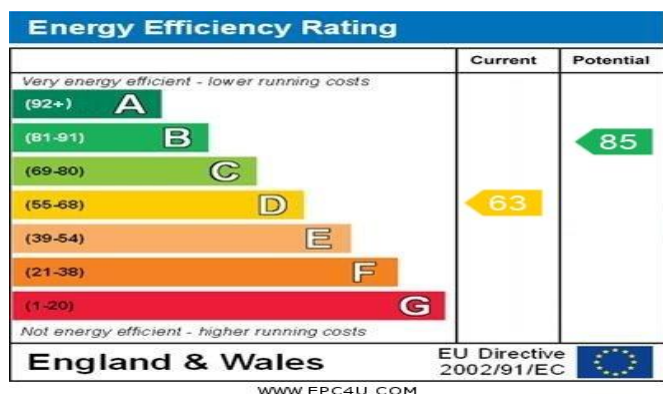
UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, vinyl flooring, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

### Bedroom One 10' 2" x 13' 8" (3.11m x 4.17m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to fitted storage.

### Bedroom Two 12' 5" x 9' 4" (3.79m x 2.85m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, doors to fitted storage housing combi boiler.



#### DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

**Measurements:** Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

**Services:** Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.